

60.30. OFF-STREET PARKING

60.30.05. Off-Street Parking Requirements. Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05 to 60.30.20.

1. Availability. Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.
2. Vehicle Parking. Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.
3. Bicycle Parking. [ORD 3965, October 1996] Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and Section 60.55.65. of this Code.

[ORD 4107; May 2000]

60.30.10 Number of Required Parking Spaces. Except as otherwise provided under Section 60.30.10.10., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

1. Parking Calculation. Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.
2. Parking Categories.
 - A. Vehicle Categories. Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use. These requirements reflect the parking requirements of Title 2 of Metro's Urban Growth Management Functional Plan.

60.30.10.2.A.

1. Minimum Number of Required Parking Spaces. For each listed land use, the City shall not require more than the minimum number of parking spaces calculated for each use.
2. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20 minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20 minute peak hour transit service.
3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.
4. Dual Parking Zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center - East zoning district. In the cases in the Regional Center - East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel. [ORD 4107; May 2000]

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- B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.
1. Short-term Parking. Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority.
 2. Long-Term Parking. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.
 3. Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings.

[ORD 4302, May 2004]

3. Ratios. In calculating the required number of vehicle and bicycle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number. In calculating the required number of vehicle and bicycle parking spaces, fractions less than 0.5 shall be rounded down to the nearest whole number. [ORD 3965, October 1996]
4. Uses Not Listed. For uses not specifically mentioned in this section, the requirements for off-street parking facilities for vehicles and bicycles shall be determined with a Parking Requirement Determination (Section 40.55.1) [ORD 4224; August 2002]
5. Parking Tables. The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types.

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PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Multiple Use Zones	All Other Zones	Zone A	Zone B
Residential Uses				
Detached dwellings (per unit)	1.0	1.0	n/a	n/a
Attached dwellings				
One bedroom (per unit)	1.0	1.25	1.8	1.8
Two bedroom (per unit)	1.0	1.50	2.0	2.0
Three or more bedrooms (per unit)	1.0	1.75	2.0	2.0
Dwellings, Live/Work (per unit)	1.25	1.25	1.8	1.8
Dwelling, Accessory Unit	1.0	1.0	1.8	1.8
Mobile Homes (per unit)	1.0	1.0	2.0	2.0
Residential Care Facilities (per bed, maximum capacity)	0.25	0.5	0.5	0.5
Rooming, Boarding, or Lodging Houses (per guest room)	0.5	0.5	1.0	1.0
Commercial Amusements				
Arena / Stadium (per seat, maximum occupancy)	n/a	n/a	0.25	0.25
Movie Theaters (per seat, maximum occupancy)	0.3	0.3	0.4	0.5
Sports Clubs / Recreational Facilities	4.3	4.3	5.4	6.5
Tennis / Racquetball Courts	1.0	1.0	1.3	1.5
Institutions				
Hospital (per bed)	2.0	2.0	3.0	4.0
Public Buildings or other Structures	2.7	2.7	3.4	4.1
Welfare or Correctional Institution (per bed)	0.3	0.3	0.5	0.75

[ORD 4107; May 2000] [ORD 4224; August 2002]

- Notes: 1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
3. Refer to Section 60.30.10.10. for exceptions.
4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

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PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category		Required Parking Spaces		Maximum Permitted Parking Spaces	
		Multiple Use Zones	All Other Zones	Zone A	Zone B
Commercial Uses					
	Retail, including shopping centers	3.0	3.3	5.1	6.2
	Offices, Administrative Facilities	2.7	2.7	3.4	4.1
	Bank, Financial Institutions	3.0	3.3	5.4	6.5
	Service Businesses	3.0	3.0	5.1	6.2
	Rental Businesses, including vehicle and trailer rental	2.7	3.3	3.5	4.1
	Medical, Dental Clinics	3.9	3.9	4.9	5.9
	Mortuaries (per seat, maximum occupancy)	0.25	0.25	0.5	0.75
	Eating, Drinking Establishments				
	Fast Food with drive through service in the RC-TO, SC-MU, and SC-HDR zones.	5.0	n/a	12.4	14.9
	Fast Food with drive through service in all other zones.	10.0	10.0	12.4	14.9
	Other eating, drinking establishments in the RC-TO, SC-MU, and SC-HDR zones.	5.0	n/a	19.1	23.0
	Other eating, drinking establishments in all other zones.	10.0	10.0	19.1	23.0
	Temporary Living Quarters (per guest room)	1.0	1.0	1.25	1.5

[ORD 4107; May 2000]

- Notes: 1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
3. Refer to Section 60.30.10.10. for exceptions.
4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

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PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

Land Use Category		Required Parking Spaces		Maximum Permitted Parking Spaces	
		Multiple Use Zones	All Other Zones	Zone A	Zone B
Places of Assembly					
	Places of Worship (per seat at maximum occupancy)	0.25	0.25	0.6	0.8
	Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy)	0.25	0.25	0.5	0.5
	Educational Institutions: College, University, High School, Commercial School (spaces / number of FTE students and FTE staff)	0.2	0.2	0.3	0.3
	Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0	1.0	1.5	1.5
	Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	0.8	1.5	2.0	2.0
	Library, museum, art gallery	2.5	2.5	4.0	6.0
	Park and Ride facilities	n/a	n/a	n/a	n/a
	Transit Centers	n/a	n/a	n/a	n/a
Industrial					
	Manufacturing	1.6	1.6	2.0	2.0
	Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage.	0.3	0.3	0.4	0.5
Limited Industrial					
	Research Facilities	2.5	2.5	3.4	3.4

[ORD 4107; May 2000] [ORD 4224; August 2002]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.30.10.10. for exceptions.
 4. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.

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PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Residential Uses		
Detached dwellings	Not required	Not required
Two and three attached dwellings	Not required	Not required
4 or more attached dwellings	2 spaces or 1 space per 20 dwellings	1 space per dwelling
One, two and three family dwellings	Not required	Not required
Multi-family dwelling containing 4 or more dwelling units	2 spaces or 1 space per 20 dwelling units	1 space per dwelling unit
Mobile Homes	Not required	Not required
Residential Care Facilities (per bed, based upon maximum capacity)	1 space per 100 beds	1 space per 50 beds
Rooming, Boarding, or Lodging Houses (per guest room)	Not required	1 space for every 10 guest rooms
Commercial Amusements		
Arena / Stadium / Theater (spaces per number of seats)	2 spaces or 1 space per 200 seats	2 spaces or 1 space per 1,000 seats
Bowling Alley	1 space per 4,000 sq. ft. of floor area	1 space per 4,000 sq. ft. of floor area
Dance Hall, Skating Rink	1 space per 500 sq. ft. of floor area	1 space per 4,000 sq. ft. of floor area

[ORD 4224; August 2002]

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.55.65 for additional bicycle facility requirements.
 4. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 5. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

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PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Commercial Amusements - continued		
Recreational Facility	2 spaces, or spaces to meet the combined requirements of the uses being conducted	2 spaces, or spaces to meet the combined requirements of the uses being conducted
Commercial Uses		
Retail, including shopping centers	2 spaces or 1 space per 12,000 sq. ft. of floor area	2 spaces or 1 space per 12,000 sq. ft. of floor area
Offices, Administrative Facilities	2 spaces or 1 space per 8,000 sq. ft. of floor area	2 spaces or 1 space per 8,000 sq. ft. of floor area
Bank, Financial Institutions	2 spaces or 1 space per 8,000 sq. ft. of floor area	2 spaces or 1 space per 8,000 sq. ft. of floor area
Medical, Dental Clinics	2 spaces or 1 space per 20,000 sq. ft. of floor area	2 spaces or 1 space per 10,000 sq. ft. of floor area

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.55.65 for additional bicycle facility requirements.
 4. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 5. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

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PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category		Minimum Required Bicycle Parking Spaces	
		Short Term	Long Term
Commercial Uses - continued			
	Eating, Drinking Establishments	2 spaces or 1 space per 4,000 sq. ft. of floor area	2 spaces or 1 space per 4,000 sq. ft. of floor area
	Mortuaries	Not required	1 space
	Automotive Service, Minor	2 spaces or 1 space per 5,000 sq. ft. of floor area	2 spaces or 1 space per 5,000 sq. ft. of floor area
	Truck, trailer, and automobile rental	Not required	2 spaces
	Temporary Living Quarters	Not required	1 space per 50 guest units
Places of Assembly			
	Auditoria, meeting facilities	1 space per 10,000 sq. ft. of floor area	2 spaces
	Places of Worship	1 space per 10,000 sq. ft. of floor area	2 spaces
	Social or Fraternal Organizations	2 spaces, or spaces to meet the combined requirements of the uses being conducted	2 spaces, or spaces to meet the combined requirements of the uses being conducted

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.55.65 for additional bicycle facility requirements.
 4. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 5. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

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PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category		Minimum Required Bicycle Parking Spaces	
		Short Term	Long Term
Places of Assembly - continued			
	Educational Institutions: College, University, Commercial School (spaces / number of FTE students and FTE staff)	Not required	4 spaces per classroom
	Educational Institutions: High School (spaces / number of FTE staff)	Not required	1 space per 18 students
	Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	Not required	1 space per 9 students
	Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	Not required	1 space per classroom
	Library, museum, art gallery	1 space per 2,500 sq. ft. of floor area	1 space per 10,000 sq. ft. of floor area
	Park and Ride facilities	Not required	5% of auto spaces
	Transit Centers		
	Bus	Not required	2 spaces per bus bay
	Light Rail (per station)	Not required	10 spaces
Institutions			
	Hospital	1 space per 100 beds	1 space per 50 beds
	Welfare or Correctional Institution (per bed)	1 space per 100 beds	1 space per 50 beds

- Notes:
1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 3. Refer to Section 60.55.65 for additional bicycle facility requirements.
 4. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 5. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.

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PARKING RATIO REQUIREMENTS FOR BICYCLES

Land Use Category		Minimum Required Bicycle Parking Spaces	
		Short Term	Long Term
Industrial			
	Manufacturing	Not required	2 spaces, or 1 space per 20,000 sq. ft. of floor area
	Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage.	Not required	2 spaces, or 1 space per 80,000 sq. ft. of floor area

- Notes:
- Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
 - Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
 - Refer to Section 60.55.65 for additional bicycle facility requirements.
 - In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
 - Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.
 - Exceeding Parking Ratios. More parking spaces for motor vehicle and bicycle parking may be required as a condition of a Conditional Use. Variation from the specified minimum or maximum number of required motor vehicle and bicycle parking spaces may be approved by the City subject to Section 40.95., Variances, of this Code. However, if the maximum permitted number of parking spaces and any parking in excess of the maximum permitted is located in a parking structure, the parking ratios may be exceeded without requiring an approval of a Variance for parking.

Any parking in excess of the number of required parking spaces may be designed to any of the City standards for off-street parking lot design. The Facilities Review Committee may recommend approval of parallel parking spaces or other non-standard designs for excess parking in any zone. [ORD 4224; August 2002]

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7. Residential Parking Dimensions. For all residential uses, any required parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet long. (See also Section 60.30.15., Off-Street Parking Lot Design for other standards.) [ORD 4312; June 2004]
8. Parking Space Calculation.
 - A. Multiple Uses. In the case of multiple uses, the total requirements for off-street vehicle and bicycle parking facilities shall be the sum of the requirements for the various uses computed separately.
 - B. Spaces which only meet the requirements of one establishment may serve more than one establishment on the same parking lot, provided that sufficient evidence is presented which shows that the times of peak parking demand for the various establishments do not coincide, and that adequate parking will be available at all times when the various establishments are in operation.
9. Location of Required Vehicle Parking
 - A. All parking spaces provided shall be on the same lot upon which the use requiring the parking is located. Upon demonstration by the applicant that the required parking cannot be provided on the same lot upon which the use is located, the Director may permit the required parking spaces to be located on any lot within 200 feet of the lot upon which the use requiring the parking is located. [ORD 4107; May 2000] [ORD 4224; August 2002]
 - B. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by an access that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley.
 - C. In R-10, R-7, and R-3.5 zones parking and loading spaces may be located in side and rear yards and may be located in the front yard of each dwelling unit only if located in the driveway area leading to its garage.
 - D. Parking in the front yard is allowed for each dwelling unit in the driveway area leading to its garage. Also, one additional space shall be allowed in that area in front of the required side yard and closest to the driveway subject to the following conditions:

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1. The owner of the lot upon which the space is sought shall enter into a written agreement allowing the space with the owner of the property on that side closest to the proposed additional space. This agreement shall be binding on the successors in interest to the property of both parties and shall be recorded with the Washington County Department of Records and Elections.
 2. Notwithstanding the agreement of the property owners, the additional space shall not be allowed if it creates a traffic sight obstruction.
 3. The additional space shall be hard surfaced.
10. Exceptions. (ORD 3358) Exceptions to the required vehicle and bicycle parking standards as listed in Section 60.30.10.5. may be granted in the following specific cases:
- A. **Vehicle Parking Reduction for Transit Amenities:** [ORD 3965, October 1996] Any existing use or proposed use on an existing transit route may apply for and the City may reduce the number of required vehicle parking spaces by either five percent or ten percent through provision of a pedestrian plaza. The property owner shall initiate the request for parking space reduction through the City application process.
1. A five percent credit may be approved if:
 - a. The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,
 - b. The pedestrian plaza is open to the public,
 - c. The pedestrian plaza is at least 200 square feet exclusive of connecting walkways,

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- d. A bench, landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and
 - e. The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.
2. A ten percent credit may be approved if:
- a. The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,
 - b. The pedestrian plaza is open to the public,
 - c. The pedestrian plaza is at least 300 square feet exclusive of connecting walkways,
 - d. A transit shelter (if required by Tri-Met and the City), landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and
 - e. The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.
3. Provision of pedestrian plazas shall be coordinated with Tri-Met through the City's application process and shall be constructed to Tri-Met and City standards.

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- B. Transportation Management Association Participation. [ORD 4107; May 2000] The minimum number of off-street parking spaces may be reduced by as much as ten percent (10%), if the applicant agrees to participate in a Transportation Management Association program approved by the City for the area within which the project is located.
- C. [ORD 4107; May 2000] The minimum number of off-street parking spaces may be reduced by as much as thirty percent (30%) subject to all of the following:
1. The combination of uses will permit shared parking sufficient to justify a reduction in the parking standard and the design of the site and parking, and conditions of operation of parking agreed to by the applicant, will promote parking patterns and parking use consistent with the permitted reduction;
 2. The probable long-term occupancy of the building or use, based upon its design, will not generate additional parking demand; and
 3. The applicant agrees to participate in a Transportation Management Association approved by the City for the subarea within which the project is located.
- D. Special Needs Residential. The Director may, upon request, allow a reduction in the number of required off-street vehicle and bicycle parking spaces in housing developments for elderly or handicapped persons if such reduction is deemed appropriate after analysis of the size and location of the development, resident auto ownership, number of employees, possible future conversion to other residential uses and other similar relevant factors. (ORD 3108; April 1979)
- E. Temporary uses. Temporary uses authorized by this Code are exempt from bicycle parking requirements.

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- F. For uses located within a 1/4 mile radius of a transit stop, as measured from any portion of a parcel to the centerline of the nearest adjacent public right of way or the center of the station platform, the provision of bicycle parking may be used to reduce minimum vehicle parking requirements at a rate of two long-term bicycle parking spaces per vehicle space, but not more than five percent of the total number of required vehicle parking spaces. The property owner shall provide a parking analysis demonstrating that the vehicle parking demand will be met with the reduced number of vehicle spaces. Bicycle parking used to reduce vehicle parking spaces shall be covered long-term bicycle parking consistent with Section 60.55.65 of this Code.

11. **Compact Cars.** Compact car parking spaces may be allowed as follows:

- A. For residential uses, required vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.7. Parking in excess of the required parking may be provided as compact parking subject to Section 60.30.10.6..
- B. For uses other than residential uses, twenty percent (20%) of the required vehicle parking spaces for long term or designated employee parking lots may be compact spaces. The Facilities Review Committee may recommend allowing more than twenty percent (20%) of the required parking spaces to be used for compact car parking when the applicant shows that more compact car spaces are appropriate. [ORD 4224; August 2002]
- C. The Facilities Review Committee may recommend allowing the required parking spaces for short term parking to include spaces for compact cars if the applicant shows that there will be adequate parking for non-compact cars and a method of enforcing the compact car parking is available. [ORD 4224; August 2002]
- D. Compact car parking spaces shall be generally grouped together and designated as such. (ORD 3228; Nov. 1981)60.30.10.

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12. **Carpool and Vanpool Parking Requirements.** [ORD 3965, October 1996] In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign.

Location: Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance. [ORD 4107; May 2000] [ORD 4302, May 2004]

60.30.15. Off-Street Parking Lot Design. All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawings and tables:

A	=	Parking Angle
B	=	Stall Width
C	=	Stall Depth (no bumper overhang)
D	=	Aisle Width
E	=	Stall Width (parallel to aisle)
F	=	Module Width (no bumper overhang)
G	=	Bumper Overhang
H	=	Backing Area
I	=	Module Intermesh

NOTE:

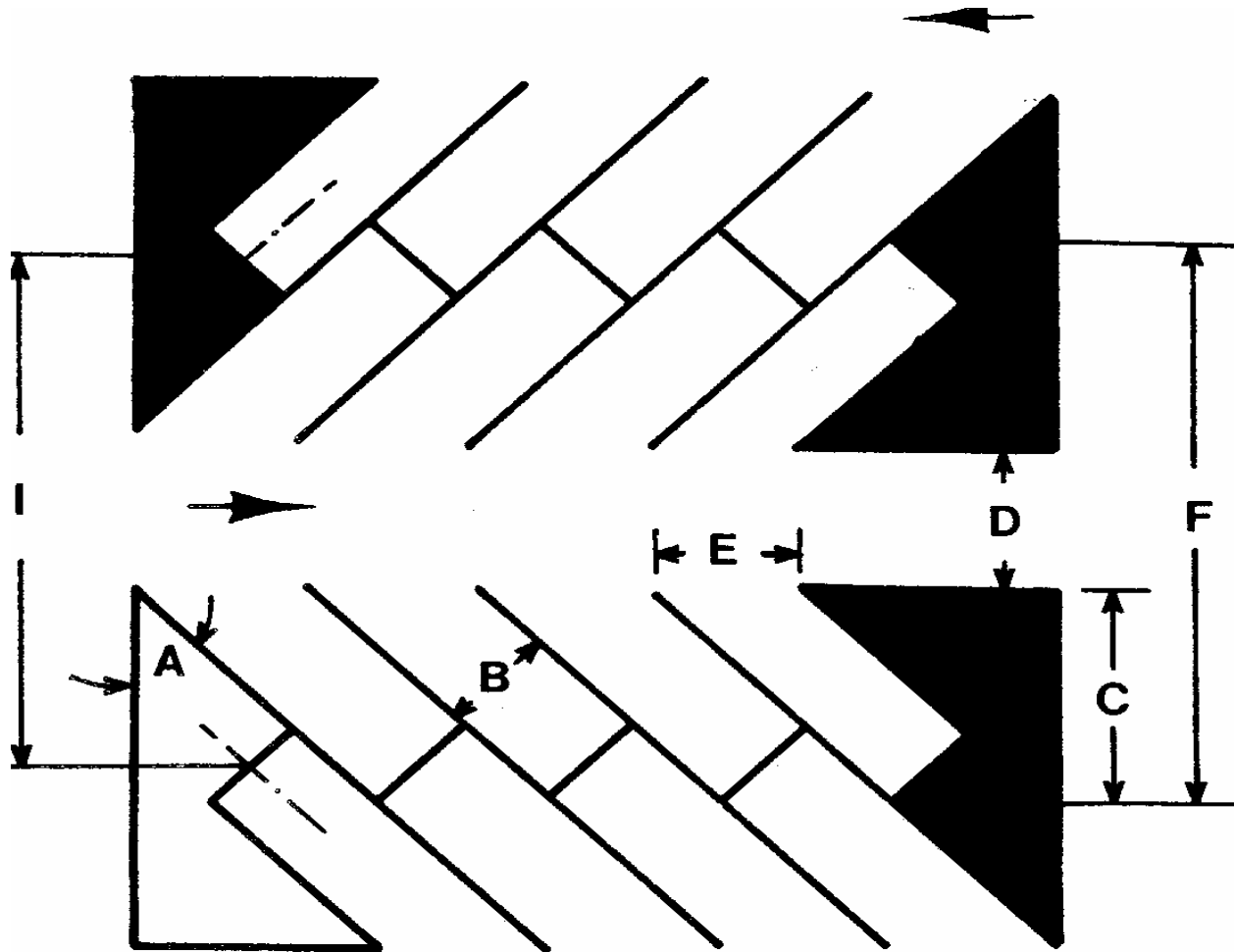
- 1) For one (1) row of stalls use "C" plus "D" as minimum bay width.
- 2) Public alley width may be included as part of dimension "D", but all parking stalls must be on private property, off the public right-of-way.
- 3) For estimating available parking area, use 350 sq. ft. per vehicle for stall, aisle and access areas.
- 4) The stall width for self-parking of long duration is 8.5 feet; for higher turnover self-parking is 9.0 feet; and for supermarkets and similar facilities (shoppers and packages) is 9.5-10 feet.
- 5) The minimum aisle width for two-way traffic and for emergency vehicle operations area is 24 feet. The minimum aisle width for emergency vehicle access (one way traffic) is 20 feet.
- 6) Where appropriate, bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth. Dimensions of required recreational vehicle spaces are 10 feet by 25 feet.
- 7) Except where backing occurs into major access then minimum 30 feet.
- 8) Parking lots in conjunction with government and public buildings, as defined by Chapter 31 of the Uniform Building Code, are to include parking for the handicapped as required in that chapter. These special spaces may be included within the total spaces required. (ORD 3494)

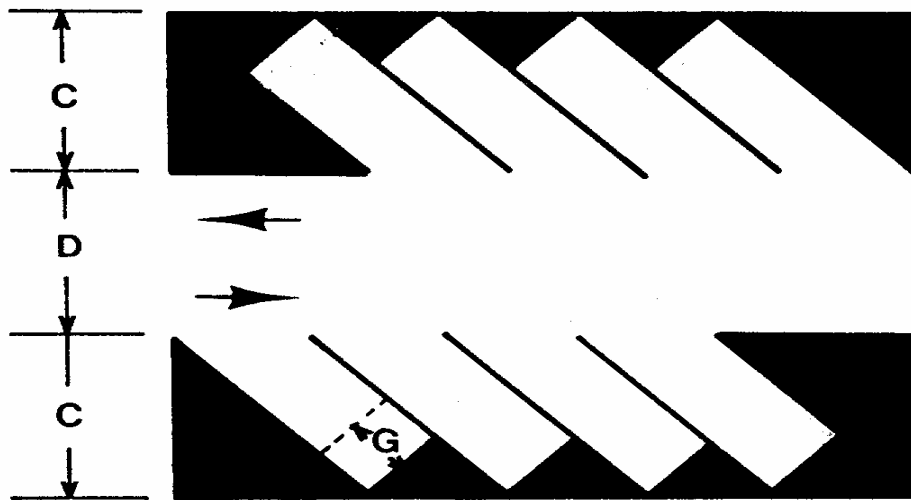
SPECIAL REQUIREMENTS

Off-Street Parking

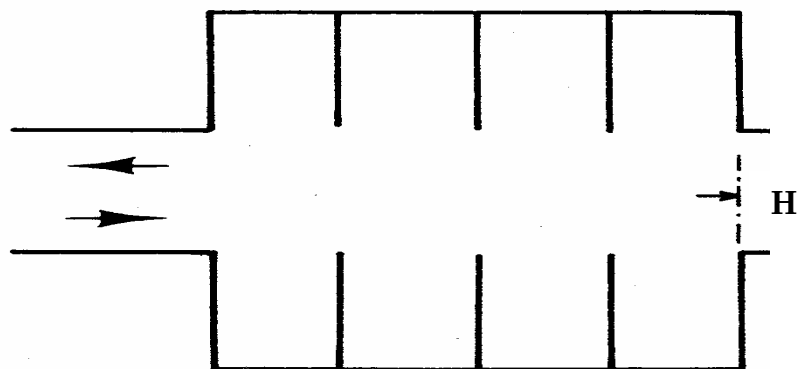
A	B	C	D	E	F	G	H	I
45 degrees	8.5	18.7	12.0	12.0	49.4	2.0	5.0	43.4
60 degrees	8.5	19.8	14.5	9.8	54.1	2.5	5.0	49.9
75 degrees	8.5	19.6	23.0	8.8	62.2	2.5	5.0	60.0
90 degrees	8.5	18.5	24.0	8.5	61.0	3.0	5.0	61.0
90 degrees*	7.5	15.0	24.0	7.5	58.0	2.0	5.0	58.0

*"Compact" Car (Section 60.30.10.)





ANGLE TWO-WAY



90° DEAD END TWO-WAY

- 60.30.20 Off-Street Parking Lot Construction** Every parcel of land hereafter developed for use as a parking area shall conform to the requirements of the *Engineering Design Manual and Standard Drawings*. (ORD 3293; November 1982) [ORD 4302, May 2004] [ORD 4332; November 2004]
- 60.30.25. Enforcement.** The Director is authorized to suspend any permit if the usage of parking by the original use or temporary use or both increases beyond the capacity of the on-site parking or that the use is causing a nuisance to the public or surrounding properties. The Director shall notify the applicant of the Director's intent to suspend the permit and shall provide an opportunity for a hearing prior to suspension. However, in any case where the Director, or any Code Enforcement Officer designated by the Mayor, finds a serious danger to the public health or safety, the Director or Code Enforcement Officer may suspend the permit without a hearing. Upon suspension of a permit, the Director or Code Enforcement Officer may require that the temporary use or structure vacate the site within five working days or can require the use to discontinue operation. The Director shall notify the applicant of the reasons for the action, and the Director shall afford the applicant the opportunity for a hearing within five days from the date of the suspension. The Director may reinstate a suspended permit upon a showing by the applicant that the cause of the suspension has been corrected. Appeal of any decision of the Director shall be pursuant to Section 50.75 of this Code. [ORD 4224; August 2002]

